

State Use 101
Print Date 11-18-2024 8:34:57 A

CURRENT OWNER						TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
MCCOLLUM TRACI 86 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374358_2855146 Mailed														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	166600		166,600							
														RES LAND		101	84200		84,200							
						DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	16100		16,100							
						SUPPLEMENTAL DATA																				
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		266,900		266,900								
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
MCCOLLUM TRACI DUDLEY SARAH GALENSKI,JOHN L JR						22245	0284	06-29-2018	Q	U	I	210,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
														2024	101	154,400	2023	101	142,100	2022	101	128,900				
															101	84,200		101	76,500		101	69,500				
															101	10,400		101	8,400		101	8,400				
														Total			249,000			Total			227,000			Total
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description				Amount		Code	Description		YEAR													Amount		Comm Int
															APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 166,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,100 Appraised Land Value (Bldg) 84,200 Special Land Value 0 Total Appraised Parcel Value 266,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 266,900											
Total						ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name				Tracing				Batch																
0001						101				MF																
NOTES																										
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY												
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp	Date Comp		Comments		Date	Type	Is	Id	Cd	Purpose/Result					
201901665		01-04-2019		11	POOL		7,747		06-19-2019		100	06-19-2019		27X52 ABVGRND		03-20-2024			334	2	MEASURED					
201900060		01-04-2019		91	INSULATION		5,700				0					06-19-2019			334	15	PERMIT VISIT					
														03-14-2018	333	2			MEASURED							
														02-10-2010	317	16			FIELDREV CHG							
														06-03-2004	319	14			INSPECTED							
														04-16-2004	250	22			MAILER SENT							
														04-13-2004	316	2	MEASURED									
LAND LINE VALUATION SECTION																										
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value		
1	101	ONE FAM		RC				9,900	SF	11.18	0.760	3	LAND	1.00	MF	1.00				0		1.000	8.5	84,200		
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23								Total Land Value								84,200

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	05		CAPE				Central Vac	0		NO			
Model	01		RESIDENTIAL				Basement Floor	12		CONCRETE			
Grade	C		AVERAGE				Bsmt Garage	0					
Stories	1.50		1 1/2 STORIES				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	1		WOOD SHING				Code	Description			Percentage		
Exterior Wall 2							101	ONE FAM			100		
Roof Structure	1		GABLE								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	2		PLASTER				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate				163.12		
Interior Floor 1	3		HARDWOOD				RCN				237,947		
Interior Floor 2							Net Other Adj						
Heat Fuel	1		OIL				Year Built				1940		
Heat Type	5		STEAM				Effective Year Built				1991		
AC Type	01		NONE				Depreciation Code				GD		
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	1						Depreciation %				30		
Extra Fixtures	1						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style	G		GOOD				Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition				70		
Extra Kitchens	0						RCNLD				166,600		
Extra Kitchen St	N		NONE				Dep % Ovr						
FBM Sqft	600						Dep Ovr Comment						
FBM Quality	3						Misc Imp Ovr						
FIN ATC Sqft							Misc Imp Ovr Comment						
FIN ATC Quality							Cost to Cure Ovr						
Fireplaces	0						Cost to Cure Ovr Comment						
WS Flues	0												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
03	GARAGE	OB	Outbuildi	L	288	32.00	1940	60	0.00	AV	A	1.00	5,500
02	SHED/FR			L	144	12.00	1950	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	240	15.00	2000	70	0.00	GD	A	1.00	2,500
07	POOL A-C	OB	Outbuildi	L	27	69.00	2019	60	0.00	AV	G	1.25	1,400
66	CANOPY			L	144	45.00	2020	70	0.00	GD	G	1.25	5,700
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	744		37.67		28,027		
FFL	1ST FLOOR					744	744		188.10		139,947		
HST	HALF STORY					372	744		94.05		69,973		

